



## महाराष्ट्र शासन राजपत्र असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष ६, अंक ३१]

शनिवार, सप्टेंबर ६, २०१४/भाद्र १५, शके १९३६

[ पृष्ठे २, किंमत : रुपये ११.००

असाधारण क्रमांक ९४

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 6th September 2014

Notice

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS. 1713/1534/C.R. 9/14/UD-12.—Whereas, the Government has sanctioned the Regional Plan for the Raigad Region (hereinafter referred to as “ the said Regional Plan ”) *vide* Notification No. TPS.1490/CR-365/90/UD-12, dated the 4th July 1992 as per the provisions of Section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) which has come into force with effect from 15th September 1992 and the Development Control Regulations for Raigad has been sanctioned by the Government *vide* Notification No. TPS-1450/187/C.R. 21/90/UD-12, dated the 10th September 1991 which has come into force with effect from 10th December 1991;

And whereas, the Government has sanctioned modification to the said Regional Plan, under sub-section (4) of section 20 of the said Act, providing Regulation for Special Township Projects (STP) *vide* Notification No. TPS.1704/Raigad/CR-49/06/UD-12, dated 10th March 2006 (hereinafter referred to as “ the said STP Regulations ”);

and whereas, the Government has sanctioned modifications to the said STP Regulations under sub-section (4) of section 20 of the said Act, *vide* Notification No. TPS.1713/1534/C.R.9/14/UD-12, dated the 3rd March 2014 as per Annexure-X appended to the said Notification ;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, and after making necessary enquiries, the Government feels it necessary to further suitably modify the said STP Regulations to make the same more effective ;

Now therefore, in accordance with the provisions contained in sub-section (3) of Section 20 of the said Act, the Government hereby, publishes this notice for inviting suggestions and/or objections in respect of the proposed modifications described more specifically in the Annexure-A appended to this Notice (hereinafter referred to as “ the Proposed Modifications ”), from the general public within one month from the date of publication of the notice in the *Official Gazette*. The Suggestions and/or objections shall be addressed to the Joint Director of Town Planning,

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Konkan Division, Konkan Bhavan, Navi Mumbai, who is hereby authorised to here the suggestions and/or objections which may be received within the aforesaid prescribed period and submit his report to the Government. Only the Suggestions and/or objections received within the aforesaid stipulated period, shall be considered by the Government.

A copy of the Proposed Modifications for development of Special Township Projects in areas under the Raigad Regional Plan, shall be Kept open for inspection by the general public in the offices of the following officers for the period of one month :—

(1) The Collector, Raigad.

(2) Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.

(3) Asstt. Director of Town Planning, Alibag Branch, Nirdhar Tilak Chowk, Alibag, Dist. Raigad.

This notice shall also be available on the Government website *www.maharashtra.gov.in*

#### ANNEXURE-A

(Accompaniment to the Government Notice No. TPS. 1213/1534/C.R.9/14/UD-12, dated the 6th September 2014)

#### **Proposed Modification in the Regulations Sanctioned for Development of Special Township Projects in Areas under Raigad Regional Plan.**

Existing Provisions	Proposed Provisions
<p><b>7. Procedure:- (b) Letter of Intent.</b>—Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of Special Township Project, to the Planning Authority or the Collector of the concerned District, as the case may be, alongwith the environmental clearance as mentioned in Regulation No. 1.4 for issue of letter of intent. The proposal shall contain documents showing ownership rights/ development rights in respect of 100% of the area under the project and such other particulars as may be decided and directed by the Planning Authority or the Collector, as the case may be, including details of qualified technical staff and the consultants in relevant technical fields. Letter of Intent shall be issued within a period of 45 days from the date of the receipt of the final proposal, complete in all respect. The letter of Intent shall be valid for six months from the date of issue, unless renewed.</p>	<p><b>7. Procedure:- (b) Letter of Intent.</b>—Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of the Special Township Project, to the Planning Authority or the Collector of the concerned District, as the case may be, along with the environmental clearance as mentioned in Regulation No. 1.4 for issue of letter of intent. The proposal shall contain documents showing ownership rights / development rights in respect of 100% of the area under the project and such other particulars as may be decided and directed by the Planning Authority or the Collector, as the case may be, including details of qualified technical staff and the consultants in relevant technical fields. Letter of Intent shall be issued within a period of 45 days from the date of the receipt of the final proposal, complete in all respect. The letter of Intent shall be valid for <b>one year</b> from the date of issue, unless renewed.</p>

By order and in the name of the Governor of Maharashtra,

**SANJAY V. PAWAR,**  
Section Officer.